97-32224

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Nov. 24, 1997
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VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 24 1997

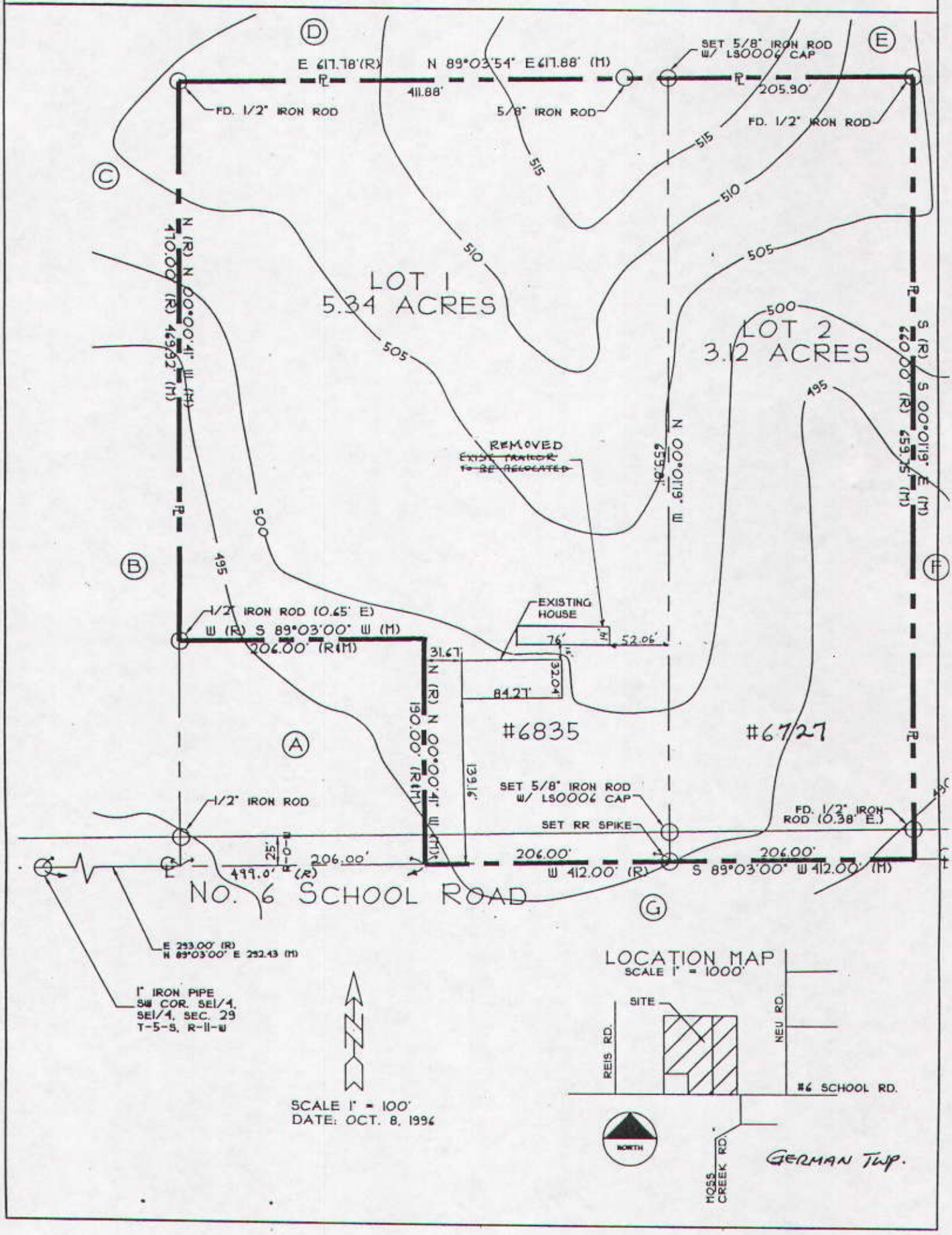
Suzanne M. Crouch
AUDITOR

7113

MS-261

DO NOT WRITE IN SPACE ABOVE THIS LINE

RITTER PLACE MINOR SUBDIVISION



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

DATE Oct. 9, 1996

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Carol & Elmer J. Ritter, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Ritter Place

Carol Ritter

Carol Ritter
6835 No. 6 School Road
Evansville, IN 47720
812/963-6506

Elmer J. Ritter

Elmer J. Ritter
6835 No. 6 School Road
Evansville, IN 47720
812/963-6506

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF October 1996.

MY COMMISSION EXPIRES: 11/6/98

Patricia E. Keith
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Patricia E. Keith
PRINTED

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON

_____ 199__.

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Nov. 24, 1997

PRESIDENT Alfred H. Bonar, Jr.

EXECUTIVE DIRECTOR (ASSIST.) Blaine Niver

AREA PLAN COMMISSION OFFICIAL FORM

RITTER PLACE MINOR SUBDIVISION

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION, SAID POINT LYING NORTH 89°03'00" EAST 199.00 FEET FROM THE SOUTHWEST CORNER; THENCE

1ST: NORTH 00°00'41" WEST 190.00 FEET; THENCE

2ND: SOUTH 89°03'00" WEST 206.00 FEET; THENCE

3RD: NORTH 00°00'41" WEST 469.92 FEET TO A 1/2" IRON ROD; THENCE

4TH: NORTH 89°03'54" EAST 617.88 FEET TO A 1/2" IRON ROD; THENCE

5TH: SOUTH 00°01'19" EAST 659.75 FEET TO A POINT IN THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION; THENCE ALONG SAID SOUTH LINE

6TH: SOUTH 89°03'00" WEST 412.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.461 ACRES MORE OR LESS.

SUBJECT TO: THE RIGHT-OF-WAY FOR NUMBER 6 SCHOOL ROAD, 25 FEET IN WIDTH AND LYING NORTHERLY OF AND ADJACENT TO THE 6TH COURSE.

General Notes:

1. Owners/Developer: Carol and Elmer Ritter; 6835 No. 6 School Road; Evansville, IN 47720; 812/963-6506
2. Utilities: German Township Water District has water available at this site. Gas and electric are available at this site. Sewage disposal is by septic field system and must be approved by the Health Dept.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which shall be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: The above described property is not located in a flood plain as per FIRM Panel 75 of 100 dated August 5, 1991 for Vanderburgh County.
5. Zoning: The above described property is zoned AG.
6. Soil Classification: HoB2 – Hosmer Silt Loam, 2 to 6 percent slopes, eroded.
   HoC3 – Hosmer Silt Loam, 6 to 12 percent slopes, severly eroded.
7. Adjacent Property Owners:
   A) Mildred L. Kern; 6845 No. 6 School Road; Evansville, IN 47720
   B) Loraine L. Layson; 6909 No. 6 School Road; Evansville, IN 47720
   C) Vernon L. & Glenda Sue Garrett; 8027 Reis Road; Evansville, IN 47720
   D) Randolf & Mary Jane Tison; 8119 Reis Road; Evansville, IN 47720
   E) Laverne Fehrenbacher; 8120 Neu Road; Evansville, IN 47720
   F) Kenneth E. & Barbara I Scheu; 6819 No. 6 School Road; Evansville, IN 47720
   G) Steven E. Chancellor; 7700 Henze Road; Evansville, IN 47720